£2,250 PCM

2 Bedroom, Apartment - Retirement

38 Highbury Lodge 3 Silver Street, Kings Heath, West Midlands, B14 7LS

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38 Highbury Lodge

Highbury Lodge, a new development of 52 one and two bedroom apartments, is nestled in the heart of the bustling town of Kings Heath in south Birmingham, to the rear of the All Saints Parish Church. The Lodge is located around the corner from the High Street, meaning everything you need is on your doorstep. Opposite the Lodge is a Lidl Supermarket with a Sainsbury's and ASDA both less than a 5-minute walk away.

Shoppers are well catered for with a variety of branded and independent retailers including WH Smith and Clarks together with an array of convenience stores, card, gift shops and an antiques & curiosity shop. Whether looking for a bite to eat or meeting up with friends for lunch, there are several pubs, restaurants and cafes including a Costa Coffee and the Kitchen Garden Café close by.

The town also offers owners total convenience for banking and medical needs with several banks including HSBC, Santander and Halifax plus a Post Office nearby. Along the High Street are a Boots and Specsavers opticians, dentists, and a hairdresser and beautician, all just around the corner from the lodge. Medical Centres are conveniently located at Featherstone Medical Practice and Kingsfield Medical Centre, both well served by Lloyds and Boots Pharmacies, and all less than a 10-minute walk away, meaning everything you need is within easy reach.

The Lodge Manager is on hand throughout the day to support the Residents and keep the development in perfect shape, as well as arranging events such as movie nights to strawberry and cream afternoons, board games, music evenings, fitness classes and birthday celebrations. A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Highbury Lodge has been designed with safety and security at the forefront; all apartments and communal areas have an emergency Careline system installed, monitored by the on-site Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Highbury Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every Lodge and Resident.

Highbury Lodge requires at least one apartment Resident to be over the age of 60, with any second Resident over the age of 55.

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Property Overview

Rent a BRAND-NEW Churchill Living retirement apartment in Kings Heath! Built by the award-winning Churchill Living, this stunning one-bedroom BRAND NEW apartment is available to rent, on a long-term basis, in this sought after development Highbury Lodge.

Priced at £2,250pcm, call today to book your appointment to view.

Photographs, images, and computer-generated visuals are indicative only and are potentially not of the specific property. They are intended to provide a general impression of the development or style and should not be relied upon as statements of fact.

Features

- BRAND NEW Retirement Apartment
- Modern fitted kitchen with integrated appliances
- Residents' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped gardens
- Residents' private car park
- Guest Suite available for your friends and family to stay in

Key Information

OVER 60's RETIREMENT APARTMENT

LONG TERM TENANCY

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service Charges Include:
Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Security Deposit:
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit:
A holding deposit equal to 1 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's rent.

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 days (or other deadline as mutually agreed in writing).

EPC Rating: C

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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